

**COROMANDEL UMBRELLA ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 23, 2014**

Board Members Present:	Jack Zrecny - President Stanley Eckerling –Vice President Howard Katz - Treasurer Susie Chesler – Secretary Lila George – Director Alan Polikoff – Director Nory Kominsky – Director
Absent	Marty Rabinovitz
Property Manager	Laurie Annable

1. Jack Zrecny called the meeting to order at 7:30
2. The Board members introduced themselves.
3. Alan Polikoff moved to approve the minutes of the July 22, 2014 meeting. Howard Katz seconded the motion. The motion passed unanimously.

4. PRESIDENT’S REPORT

5. **TREASURER’S** – see attached

LANDSCAPE COMMITTEE

- 23 ash trees were cut down.
- Mariani will select the areas to replant trees...

7..MANAGEMENT REPORT

Clubhouse HVAC Replacement

The engineering firm, Elara, is currently working on the specifications for the new HVAC system for the Clubhouse. As soon as they complete the specs they will send them out to bid. We are anticipating the new system will be installed next spring.

Pool Closing

The outdoor pool will be closed and winterized September 30th.

Contract Renewals

The Board will be renewing contracts with Knox Swan & Dog, Pizzo, Environmental Technology, and Ayala Irrigation. All of these vendors have been working at Coromandel for many years and have not increased their fees for services over all those years. Ayala Irrigation has lowered their labor portion of the contract for start up/winterizing by \$400.00 and the inspections were reduced from \$4000.00 to \$2670.00.

Management Contract

The Board has interviewed four management companies, Hillcrest, Vanguard, Sierra and Chicagoland. The Board will be approving the contract with Chicagoland at the meeting tonight. Hillcrest, Vanguard and Chicagoland were all very close in their fees and Sierra was double the others.

8. OLD BUSINESS - None

NEW BUSINESS

- Alan Polokoff made a motion to publish proposed 2015 budget. Howard Katz seconded the motion The motion passed unanimously.

- Howard Katz made a motion to approve the 2015/2016 Swan/Dog, LLC for 2015/2016. Susie Chesler seconded the motion. The motion passed unanimously.
- Nory Kominsky made a motion to accept the proposal from Pizzo & Associates for 2015/20 with an annual fee of \$\$9,000.00. Susie Chesler seconded the motion. The motion passed unanimously.
- Howard Katz made a motion to accept the proposal from Environmental Technology, A Lake Management Co. for 2015/2016 for pond treatments for an annual fee of \$8,250.00. Alan Polikoff seconded the motion. The motion passed unanimously.
- Alan Polikoff made a motion to accept the proposal from Ayala Irrigation for 2015/20156 for an annual fee of \$14,210.00. Susie Chesler seconded the motion. The motion passed unanimously..
- Howard Katz made a motion to accept the proposal from Chicagoland Community Management, Inc. for the property management for one year with a fee of \$16,032.00. xx seconded the motion. The motion passed unanimously.
- Susie Chesler made a motion to accept the 2013 compilation as presented by Chris Nyborg, Nyborg & Company, Ltd. Nory Kominsky seconded the motion. The motion passed unanimously.
- Alan Polikoff made a motion to publish rule for usage of the Coromandel Umbrella Association amenities. Howard Katz seconded the motion. The motion passed unanimously.
- Susie Chesler made the proposal from Holton Brothers, Inc. Contractors to repair foundations In four locations at a cost not to exceed \$2,000.00 each totaling \$8,000.00.
- Susie Chesler made a motion to accept the proposal from Holton Brothers, Inc. Contractors to repair/replace flashing on brick exterior walls to stop water penetration by two units, 381 Kelburn#212 and 361 Kelburn#212 for a total cost of \$6,485.000. Nory Kominsky seconded the motion. The motion passed unanimously.

11. HOMEOWNER OPEN FORUM

12. ADJOURNMENT

Howard Katz moved to adjourn the meeting. The meeting was adjourned at 8:00 P.M.

Respectively Submitted,
Susie Chesler, Secretary